

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
January 10, 2013**

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**WORK SESSION**

***Present:** Chairman Bob Murri, Commissioners, Brett Anderson, Brad Duston and Alternate Commissioner Rebecca Wayment. Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Melissa Jackson. Commissioners Kris Kaufman, Michael Nilson, Brigham Mellor, Mack McDonald and Alternate Nate Creer were excused.*

Due to the snow storm a quorum was only formed just prior to the regular session. The items were briefly discussed and the new alternate member Rebecca Wayment was introduced.

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**REGULAR SESSION**

***Present:** Chairman Bob Murri, Commissioners, Brett Anderson, Brad Duston and Alternate Commissioner Rebecca Wayment. Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Melissa Jackson. Commissioners Kris Kaufman, Michael Nilson, Brigham Mellor, Mack McDonald and Alternate Nate Creer were excused.*

**#1 – Minutes**

***Motion:***

Commissioner Brett Anderson made a motion to approve the Minutes of the December 13, 2013 Planning Commission meeting with the changes made by City staff. Commissioner Brad Dutson seconded the motion.

**#2 – City Council Report**

Christy Alexander reported on the December 18, 2012, City Council meeting. The City Council approved the final plat for Oakwood Estates Phase 5 subdivision as well as the re-approval of the final plat for the Arendal Manor subdivision which had lapsed in its approvals.

**SUBDIVISION & PUD APPLICATIONS**

**#3 - Ivory Homes (Public Hearing) – Applicant is requesting Schematic Plan approval for the Glover Cove Conservation Subdivision encompassing approximately 4 acres and consisting of 6 lots located at approximately the southeast corner of Glover Lane and the Frontage Road in an LR zone. (S-17-12)**

Christy Alexander presented the information regarding the applicant's request. Ivory Homes is requesting that in lieu of the open space requirement they be allowed to upgrade the City trail and ask for an open space waiver. There does not seem to be any major issues at Schematic Plan level. However, one of residence to the east has come forward and requested that Ivory Homes bring the street up to their property and stub it there for future access.

**Nick Mingo, 978 E. Wood Oak Lane, Salt Lake City; Representing Ivory Homes**

**Mr. Mingo** stated that in this proposed subdivision they kept the lots large in size. The property by Davis Creek they propose to leave in its natural state and leave all vegetation alone, other than the extension of the trail.

He also addressed the issue of stubbing the street to the east. **Mr. Mingo** said they are willing to work with city staff on some different alternatives.

***Public Hearing opened at 7:20 p.m.***

**Kurt Peterson, 412 S. 1525 W., Farmington, representing Mark Adams**

**Mr. Peterson** and **Mr. Adams** are business partners of a land development company, Horizon Development. They are in favor of a through street to keep continuity and allow for connectivity.

**Brian Buxton, 1053 S. 55 W., Farmington**

**Mr. Buxton** voiced his concern of protecting open space and wants to somehow enforce keeping the large trees. He also brought up the issue of changing the flood plain and how doing so could possibly make his property a low point.

**Christy Alexander** clarified that the developer is not allowed to have additional water go onto other properties. Land drains or other solutions would need to be put in place to divert that water.

***Public Hearing closed at 7:28 p.m.***

**Nick Mingo** stated that they do not plan on doing anything to the flood plain. Everything they are proposing is outside of the flood plain. He also said he would not be against adding something stating they would protect all living trees.

**Brett Anderson** asked city staff what the ordinance requirements are concerning roads.

**David Petersen** referenced the Subdivision Ordinance and states that street patterns shall be in conformity with the Master Street Plan. The issues of the flood plain were also discussed with the Commission.

**Brad Dutson** voiced the possibility of tabling this item in order for Ivory Homes and Mark Adams to work together to plan this area.

**Nick Mingo** requested he get approval tonight and have the issues resolved by the time it comes back to Planning Commission as Preliminary Plat.

**Brett Anderson** stated his preference would be to see the full proposal before approval.

***Motion:***

**Brett Anderson** made the motion to continue the public hearing to January 31, 2013. The motion was seconded by **Rebecca Wayment** and approved by **Brad Dutson** and **Bob Murri**.

**#4 - Candland Olsen – Applicant is requesting Final Plat approval for the Farmington Creek Estates Phase 4 PUD Subdivision encompassing 3.65 acres and consisting of 7 lots located at approximately 1100 West and Country Lane in an AE (PUD) zone. (S-3-12)**

**Christy Alexander** gave the background information and states that most major issues have been resolved. The City Engineer did discover there may need to be some connection with the water lines running under the creek up to 500 South. The developer and his engineer are working on resolving that issue.

***Motion:***

**Brad Dutson** made a motion that the Planning Commission recommend that the City Council approve the proposed Final Plat for the Farmington Creek Estates Phase 4 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat prior to plat recording;
2. The applicant submit a development agreement for the City Council to approve concurrent with Final Plat approval;
3. The applicant continues to work with the City Engineer regarding the proper sizing of the water lines along 1100 West and extends the line north and connects to 500 South.

The motion was seconded by **Brett Anderson** and approved by **Commissioners Rebecca Wayment and Bob Murri**.

***Findings for Approval:***

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
3. The project is consistent with the Development Agreement and the Master Plan for the area.

**GENERAL PLAN & ZONING AMENDMENT APPLICATIONS**

**#5 - Davekris Investments LC (Lagoon) – (Public Hearing) – Applicant is requesting a recommendation to rezone approximately 1 acre on the southwest corner of Main Street and Park Lane from BP (Business Park) to C-R (Commercial Recreation). (Z-4-12)**

**David Petersen** stated that the reasoning behind Lagoon wanting this rezone is so they can convert the existing monument sign they currently have located at their annex building to an electronic message sign. Lagoon went to submit an application for an electronic message sign last year, however the week prior the city began working on their electronic message sign ordinance. Under Utah State Law, the pending legislation made it so Lagoon had to wait for the legislation to take its course. The City Council made their final changes to the electronic message sign ordinance in October 2012.

The Planning Commission had previously devised an overlay area. The attorney advised that if the electronic message sign area encroaches in the BP zone it will set a precedent and anyone in the city

in the BP zone will be able to ask for an electronic sign. The City Council then shortened the overlay zone back.

**David Petersen** went on to review the changes in the sign ordinance. He also informed the Planning Commission that if they rezone it, it will come back to them for a Conditional Use Permit for the sign.

It was also pointed out that in the CR zone, an office use is not an allowed use. If rezoned it will be a non-conforming use.

**Adam Leishman, 254 E. 200 S., Farmington, Lagoon Representative**

**Mr. Leishman** creates and manages the content on their current electronic message sign on Lagoon Drive by I-15.

**Bob Murri** asked **Mr. Leishman** if Lagoon has conducted any studies or analysis on how having the sign at Main Street would benefit business.

**Mr. Leishman** stated that season passes are sold at the annex building and believes it would be an advertising tool for Lagoon.

**Bob Murri** said it would only be advertising to the local residents at that location, and most locals already know where to get season passes. Does Lagoon think it will bring enough new business to be beneficial?

**Mr. Leishman** said they are hopeful it will, and said, any advertising is good advertising.

**Public Hearing opened at 8:11 p.m.**

**Bob Aamodt, 630 N. Main St., Farmington, Representing Bob Aamodt Financial Services**

**Mr. Aamodt** stated that he is not opposed to an electronic sign, but did say that if Lagoon gets approval he will also be asking for one. He said that he had requested one a few years ago and was denied. **Mr. Aamodt** voiced his opposition to the rezone because of the options that opens up for future use.

**Public Hearing closed at 8:14 p.m.**

**Rebecca Wayment** suggested Lagoon consider placing their sign on property they own that is already zoned CR on Park Lane.

**David Petersen** said Lagoon could request that with a Conditional Use application.

**Adam Leishman** addressed **Rebecca Wayment's** comment. Lagoon has not explored a different location due to the added expense of another location.

**Brett Anderson** said he is not comfortable changing a zone and creating a non-conforming use.

**Brad Dutson** is in favor of having Lagoon relocate the electronic message sign on their property already zoned CR.

***Motion:***

**Rebecca Wayment** said the Planning Commission is not certain whether or not an electronic message sign is reasonably necessary and in the public interest in this location. **Ms. Wayment** made a motion that the Planning Commission table consideration of the rezone request to allow time to better understand the electronic message sign proposed by Lagoon. The Planning Commission would like to see a prototype of the sign and also give Lagoon time to explore locating the sign on their property currently zoned CR.

**Brad Duston** seconded the motion.

**David Petersen** asked for clarification on the motion.

**Rebecca Wayment** amended the motion and added that the Planning Commission table the rezone request to allow time to consider it concurrently with and/or to complete the following.

1. Amend the text of the CR zone with input from nearby property owners to:
  - a. Allow office uses; and
  - b. Enact text to limit any parcel in the CR zone which abuts both Park Lane and Main Street to office use only.
2. Amend the General Land Use Plan Map from O/BP to CR, and any General Plan text where necessary, and with input from nearby property owners.
3. Obtain a commitment from Lagoon, acceptable to the City, that they will update their park master plan within the next 5 years.
4. Expand the electronic message sign area of the Sign Ordinance to include the annex property.

The amended motion was seconded by **Brad Dutson** and approved by **Commissioners Bob Murri** and **Brett Anderson**.

**CONDITIONAL USE APPLICATIONS**

**#6 - Garbett Homes – (Public Hearing) – Applicant is requesting a conditional use permit for the operation of a leasing/sales office in a model home of the Farmington Crossing North Phase 5 Subdivision. (C-1-13)**

**David Petersen** stated that he discovered the sales office will close once the final unit is sold. The leasing office will be more of a permanent office. Since this is not a temporary use which would make it conditional, it is an office use and is a permitted use in the C (PUD) zone. **Mr. Petersen** told the Planning Commission they could delegate the review of a permitted use to city staff.

***Public Hearing opened at 8:41 p.m.***

No public comment

***Public Hearing closed at 8:41 p.m.***

***Motion:***

**Brett Anderson** made a motion to deny approval for a conditional use for a temporary office and to delegate to staff the ability pursuant to city ordinance 11-7-104 to review when applied as a permitted use.

The motion was seconded by **Rebecca Wayment** and approved by **Commissioners Bob Murri** and **Brad Dutson**.

**OTHER BUSINESS**

A training session is planned for January 31<sup>st</sup>.

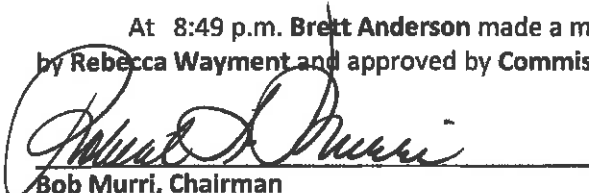
The Planning Commission held a BOA member election.

**Brad Dutson** nominated **Mack McDonald** to serve as the Planning Commission Representative for the BOA. The motion was seconded by **Brett Anderson** and approved by **Commissioners Bob Murri** and **Rebecca Wayment**.

**ADJOURNMENT**

***Motion:***

At 8:49 p.m. **Brett Anderson** made a motion to adjourn the meeting which was seconded by **Rebecca Wayment** and approved by **Commissioners Bob Murri** and **Brad Dutson**.



Bob Murri, Chairman  
Farmington City Planning Commission